

BOARD OF DIRECTORS

LONG TERM PLANNING COMMITTEE

Wednesday, June 1, 2016

District Office at 1819 Trowsdale

5:00-6:30 PM

Minutes

- 1. Call to Order** – CEO Fama called the meeting to order at 17:05 as Chair Cappel and Vice-Chair Cameron Emmott, MD were absent.

Present: Dan Quigg, Sarki Sarkisian, Mark Johnson, and staff Cheryl Fama, Paul Wright

Excused Absence: Chair Cappel, Vice-Chair Emmott, and Nirmala Bandrapalli.

Absent: Wade Aubry, MD, David Cropper, Ricardo Ortiz, Michael Brownrigg

Guest presenter: Prakash Pinto

- 2. Approval of Minutes from April 16, 2016.** Deferred due to absence of quorum.

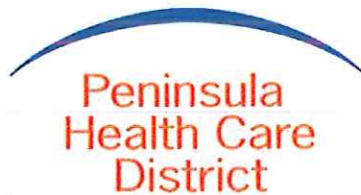
- 3. The Trowsdale – Construction Update**

CEO Fama reported:

- May 2nd construction started as announced.
- Groundbreaking was held May 9th and well attended by civic leaders.
- Shoring-required soldier beams are in; excavation of 9,000 cubic feet of dirt to commence once soil deemed “acceptable” to dump site.
- Team finalized interior finishes selections.
- The Building Committee will be reconvened; first meeting scheduled for 6/20/16.
- Photos and videos will be taken of the construction site throughout the project. Early photos are to document “as built”; progress will be available for viewing on PHCD web site.
- Attractive wrap around signage will go up on the border fence in about 2 weeks.

- 4. Peninsula Wellness Community**

CEO Fama announced that Sedway Consulting and Economic & Planning Systems (EPS) responded to PHCD’s RFP with a combined team approach. They have been selected and the developer selection process has been launched. They have been invited to present to this committee at its July 6 meeting. The Burlingame School District (BSD) has a property that they are interested in, located on the east side of the 101.



Given BSD's active search for a new location, the PHCD Board approved revising the plans to include the school parcel into the EIR/CEQA study. This will extend completion of the study about 6-8 weeks. **Mr. Johnson** asked if there was anything in writing stating BSD's intent. **CEO Fama** responded BSD has engaged a real estate agent as was publicized on the front page of the Daily Journal a number of weeks ago, but there is no formal LOI between the two districts at this time. **Mr. Sarkisian** asked if there was any understanding of a price for the school district. **CEO Fama** responded PHCD does have appraisals and comps for the area. However, no purchase price has been discussed or committed to at this time.

Mr. Pinto provided an update:

- His office is working on plans to incorporate the 1825 BSD parcel and revise EIR submittal. An early draft of the revision was shared showing apartments along Trousdale where the two current district offices are. It was suggested we might consider a SNF for that location given the current state of inventory in the area.
- He and Mr. Roos will meet with the Public Utilities Commission 6/10 about Hetch-Hetchy "as built" drawings, shoring, and community garden plans. The exact height and location of the pipe needs to be determined as there are no current drawings and those from the 1950's show twists and turns. The actual structure must be known to enable the plan to set the final grades.
- MPHS' helipad flight path has been revised and finalized. PWC buildings at the south end can now go higher and buildings planned for northeast corner may need to go deeper or lower. He is proposing to possibly shift the location of the Hub/Flex building with the MOB to give MOB maximum height potential. **Mr. Quigg** asked how high the building on Trousdale would be. **Mr. Pinto** responded up to 60 feet or 5 stories.
- Central County Fire is asking for a 20 foot extra wide setback for fire truck access, unless the buildings were type 1 or 2 construction which would be more expensive. **Mr. Johnson** asked if sprinkling the buildings would eliminate this. **Mr. Pinto** answered it would add another one third to the cost. **Mr. Quigg** asked aren't all the buildings going to be required to be sprinklered. **Mr. Pinto** answered the housing may not be, but it may be better to do so, and may have to with the new revised building codes. It was also noted that insurance costs may be reduced if sprinklers are installed.
- Discussions with the landscape architect, Toni Bava, continue. Current focus is removable planters for over the pipe and identifying what, if any, trees can be saved.

Community Outreach: **CEO Fama** noted the planned community meeting for Saturday, June 25th will be cancelled. The agenda was to discuss landscaping and design guidelines and we are not far enough along for an engaging discussion with our



neighbors. The May 5th presentation to the MPHS Advisory Committee went well; concerns were expressed about density, parking, and seeking research partners outside of the area. There are additional public presentations scheduled: San Bruno Chamber and Burlingame Rotary in June, and Mills-Peninsula Medical Group on August 30th.

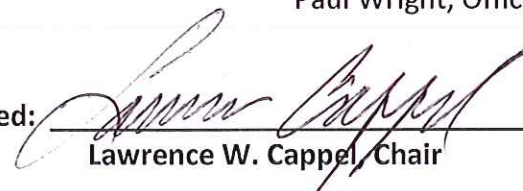

Discussion of Plans:

- **CEO Fama** reported at a recent PHCD Board meeting, Janet Wagner, CEO of Mills-Peninsula said there is a great need for residential hospice. **Mr. Pinto** added that Mission Hospice has been unwavering in their desire to be on the site as a tenant. He said this is a project that's not solely market driven, but also as a community benefit.
- **Mr. Johnson** remarked that he doesn't understand the business model of how a café would make money on the site, with so many other food options in the area and he doesn't think any of the tenants would ever use it **Mr. Sarkisian** agreed saying it shouldn't be in the plan. It was suggested that if there were no consumer or retail business on site, it would be very slow on weekends, and there would be no vibrancy. **Mr. Pinto** agreed that it would contribute to the vibrancy, and that in other projects he has worked on, the highest grossing retail was the coffee/snack carts because the developers didn't foresee the use of a building for that amenity.
- When asked about any creative ideas to address senior housing needs, **Mr. Pinto** responded perhaps some type of innovative housing for seniors that hasn't been built yet. Something that's a mix of independent living and dormitory style, or greenhouse model. He's seen models that are multi-story, and represent the innovation that they want to bring to this project.

5. **Announcements.** No announcements were given.

6. **Adjournment:** The meeting was adjourned at 18:30 hours.

Written and submitted by: 
Paul Wright, Office Coordinator

Approved:  
Lawrence W. Cappel, Chair

Next Meeting: July 6, 2016

